Procedure 6

Oversizing

PART 1: Summary

Section 27-2 of the ECUA Code authorizes ECUA to require a developer to construct facilities of such size, length, and/or depth to not only serve the proposed development, but to also serve anticipated growth in the area. The design and construction of said oversizing shall be incorporated into the development's water and sewer design.

ECUA shall reimburse the developer for the difference in the design and construction costs of the original designed development plan and the ECUA required oversize development plan. The reimbursement amount shall initially be estimated during the design phase based on estimates submitted by the developer's engineer and confirmed by ECUA. Final reimbursement shall be based on actual design and construction costs as submitted by developer and approved by ECUA.

PART 2: Process

At the mandatory Preliminary Submittal meeting, ECUA will evaluate the project area on the need for oversizing. Should ECUA require oversizing, the ECUA engineer will work with the developer's engineer on scope and estimates. This cost estimate shall be included in the Utility Service Agreement, which requires approval from either the ECUA Executive Director or ECUA Board, depending on the dollar amount. At the end of the project, the developer will submit copies of paid invoices to ECUA for reimbursement, along with statement of itemized construction costs, record drawings, and certification that all material suppliers and contractors have been paid.

Examples -

2.1 Developer proposes a new subdivision that requires a new gravity sewer main to be built from the subdivision entrance to the nearest gravity sewer about 1,000' away. Along that 1,000' of roadway/proposed sewer, are 10 properties that would benefit from connecting to the proposed sewer via having new sewer laterals installed. In this example, the gravity sewer main is the responsibility of the developer, while the new laterals would be the responsibility of the ECUA. After estimating, the developer's engineer and the ECUA engineer agreed that the 10 laterals would cost on the order of $3,000 each. ECUA confirms the total estimate of $30,000 is a cost-effective application of the oversizing policy, and directs the developers engineer to put the new laterals in the developer's construction plans. The Utility Service Agreement is prepared such that ECUA will contribute up to $30,000 for the new sewer laterals. ECUA staff requests approval of the Utility Service Agreement and therefore $30,000 of oversizing. At the end of the project, the developer supplies the appropriate information, along with an invoice for the actual costs of $24,000, of which ECUA reimburses the developer the $24,000.

2.2 Developer proposes a new commercial property that is located such that ECUA has water main on both the north and south side of the property. ECUA desires to have a new north-south connector water main installed on the property that would connect the mains on the north and south sides of the property thereby helping with water system pressures and supply. ECUA would be responsible for the new water main design and construction costs, with the developer being required to provide an easement for the new connector main (see Procedure 9 – Property

Acquisition and Easements). The remaining coordination and procedures would be similar to those listed in example #1.

2.3 Customer is building a new business in an area where the closest ECUA water main is about 500' away. A 6" water main extension to ECUA's water system is proposed by the customer's engineer in order to serve the new business with a potable water meter, irrigation meter, and fire line. Upon review and based on future water system planning, ECUA believes it is in the best interest of ECUA to require an 8" main in lieu of a 6" main. After estimating, the developer's engineer and the ECUA engineer agreed that the cost for 500' of 6" main would be on the order of $10,000, while the cost for 500' of 8" main would be on the order of $12,000. ECUA confirms the differential increase of $2,000 is a cost-effective application of the oversizing policy, and directs the developers engineer to put the larger main in the construction plans. The remaining coordination and procedures would be similar to those listed in example #1.